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IAC Meeting 3

July 30, 2025

SEATTLE UNIVERSITY

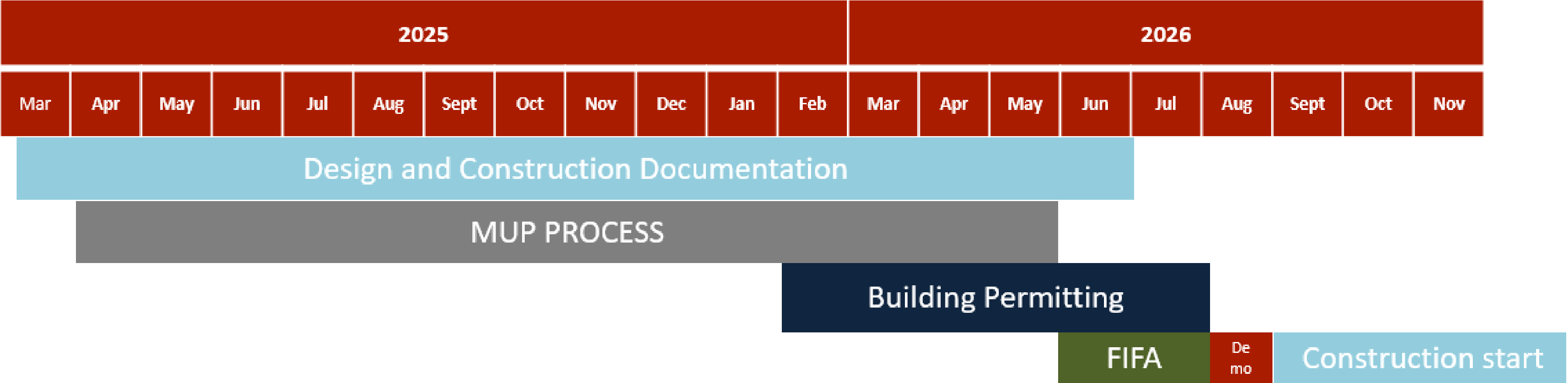


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Agenda

1. Project Permit Timeline
 1. Project Schedule
 2. MUP and IAC schedule
2. MIMP Amendment regulations and procedures
 1. When are MIMP amendments required?
 2. What differentiates a Major and Minor Amendment?
 3. What is the IAC role in the process?
3. Open Public Meetings Act
4. Committee Deliberations
5. Next Meeting Schedule

Project Schedule



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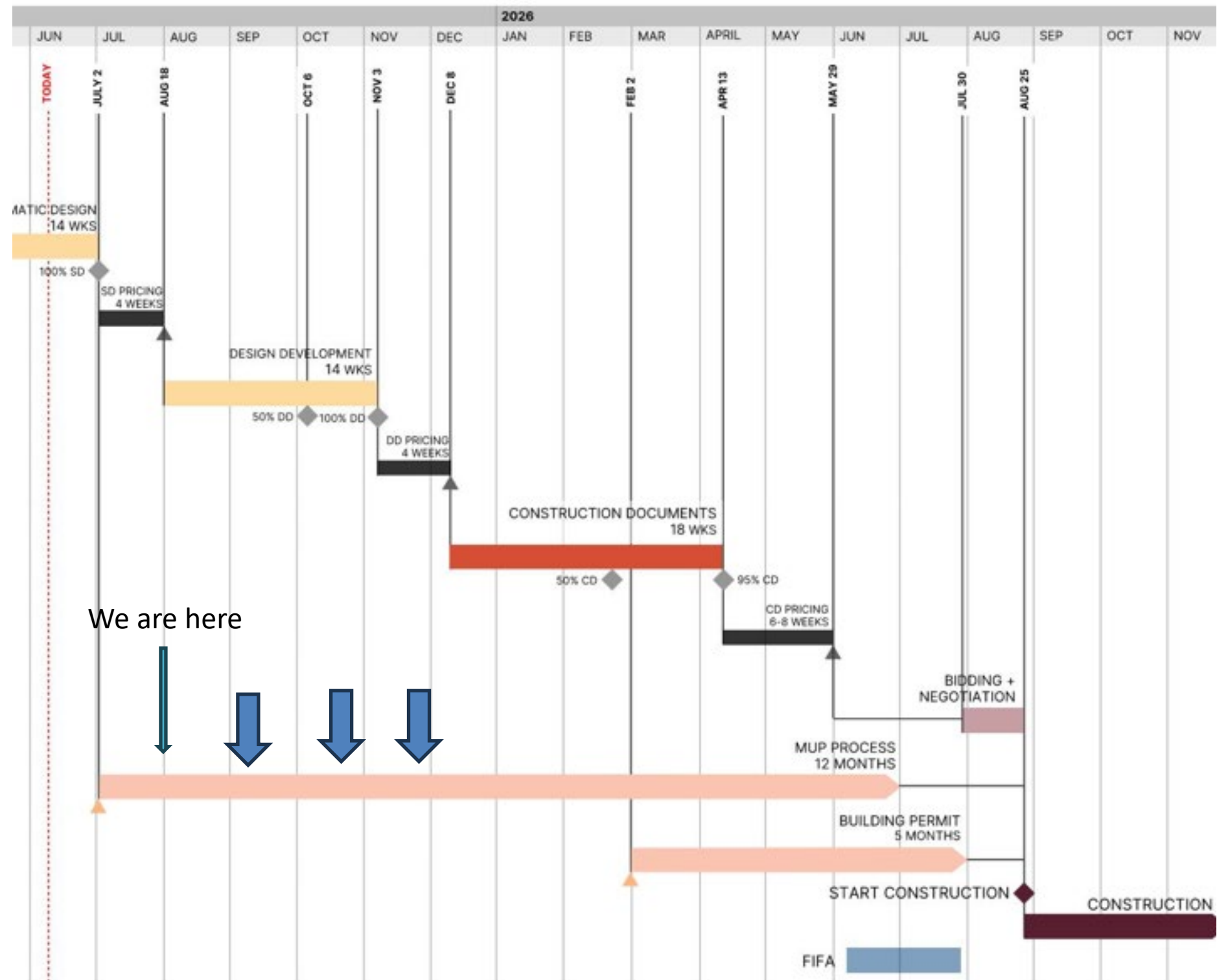
Project Schedule

Proposed IAC Meetings

Early September: Committee application of MIMP design guidelines

Early October: Respond to IAC Comments

Early November: Amendment Discussion



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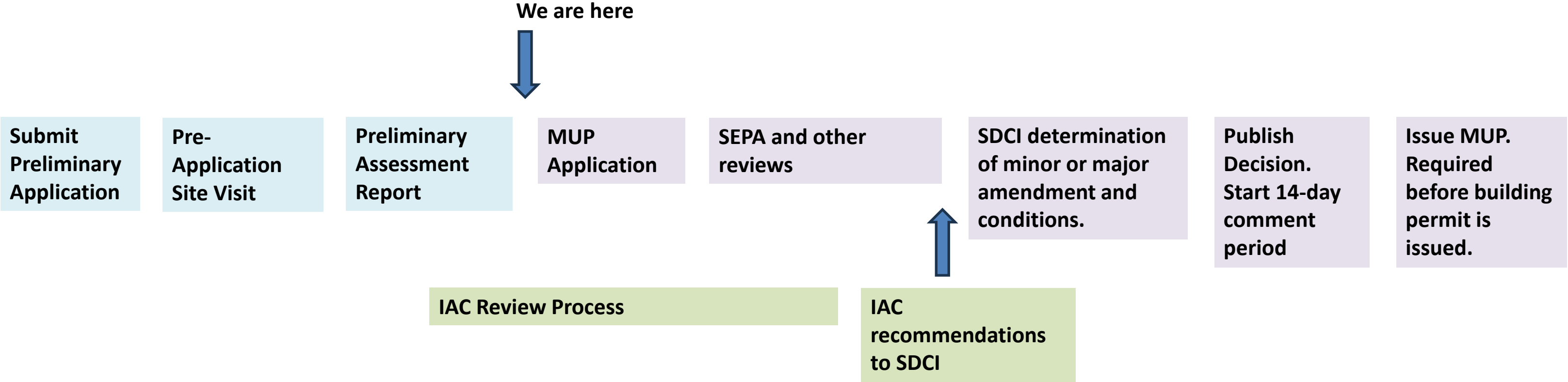
MUP Schedule

What is a Master Use Permit (MUP)?

A MUP is a single land use permit that integrates the process, procedures, and review of all nonappealable and appealable land use decisions that are made by SDCI. The MUP generally includes discretionary land use decisions associated with a given development or use proposal, and provides for the consolidated appeal of those land use decisions. Examples of the most common types of discretionary decisions made by SDCI include short plats, variances, conditional uses, shoreline substantial development, design review, and environmental review (SEPA). These decision types are components of the MUP, and applications may require one or more components.

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MUP Schedule



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When is a MIMP Amendment required?

SMC 23.69.030 Contents of a Master Plan

E. The Development plan component shall include the following:

10. At the option of the Major Institution, a description of potential uses, development, parking areas and structures, infrastructure improvements or street or alley vacations. Information about potential projects is for the purpose of starting a dialogue with the City and the community about potential development, and changes to this information will not require an amendment to the master plan;

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When is a MIMP Amendment required?

SMC 23.69.034.C

The Director shall not issue any permit for any development which has not been included within the master plan unless the institution has met the requirements of Section [23.69.035](#), Master plan amendment.

When is a MIMP Amendment required?

23.69.035 - Changes to master plan

A. A proposed change to an adopted master plan shall be reviewed by the Director and determined to be an exempt change, a minor amendment, or a major amendment.

Exempt Changes. An exempt change shall be a change to the design and/or location of a planned structure or other improvement from that shown in the master plan, which the Director shall approve without publishing an interpretation. Any new gross floor area or parking space(s) must be accompanied by a decrease in gross floor area or parking space(s) elsewhere if the total gross floor area or parking spaces permitted for the entire MIO District or, if applicable, the subarea would be exceeded. Each exempt change must meet the development standards for the MIO District. Exempt changes shall be:

1.

Any new structure or addition to an existing structure not approved in the master plan that is 12,000 square feet of gross floor area or less; or

2.

Twenty or fewer parking spaces not approved in the master plan; or

3.

An addition to a structure not yet constructed but approved in the master plan that is no greater than 20 percent of the approved gross floor area of that structure or 20,000 square feet, whichever is less; or

4.

Any change in the phasing of construction, if not tied to a master plan condition imposed under approval by the Council; or

5.

Any increase in gross floor area below grade.

What Differentiates a Minor or Major Amendment?

D. Minor Amendments. A proposed change to an adopted master plan shall be considered and approved as a minor amendment when it is not an exempt change according to subsection 23.69.035.B, when it is consistent with the original intent of the adopted master plan (except as provided in this subsection 23.69.035.D.4), and when it meets at least one of the following criteria:

1. The amendment will not result in significantly greater impacts than those contemplated in the adopted master plan; or
2. The amendment is a waiver from a development standard or master plan condition, or a change in the location or decrease in size of designated open space, and the proposal does not go beyond the minimum necessary to afford relief and will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity in which the Major Institution is located; or
3. The amendment is a proposal by the Major Institution to lease space or otherwise locate a use at street level in a commercial zone outside an MIO District, and within 2,500 feet of the MIO District boundary, and the use is allowed in the zone but not permitted pursuant to Section [23.69.022](#). In making the determination whether the amendment is minor, the Director shall consider the following factors:
 - a. Whether an adequate supply of commercially zoned land for business serving neighborhood residents will continue to exist, and
 - b. Whether the use will maintain or enhance the viability or long-term potential of the neighborhood-serving character of the area, and
 - c. Whether the use will displace existing neighborhood-serving commercial uses at street level or disrupt a continuous commercial street front, particularly of personal and household retail sales and service uses, and
 - d. Whether the use supports neighborhood planning goals and objectives as provided in a Council-approved neighborhood plan.

What Differentiates a Minor or Major Amendment?

E. Major Amendments. A proposed change to an adopted master plan shall be considered a major amendment when it is not an exempt change according to subsection 23.69.035.B or a minor amendment according to subsection 23.69.035.D. In addition, any of the following shall be considered a major amendment:

1. An increase in a height designation or the expansion of the boundary of the MIO District; or
2. Any change to a development standard that is less restrictive, except if a proposed change relates to providing housing affiliated with certain educational major institutions as identified in subsection 23.69.026.C.1; or
3. A reduction in housing stock outside the boundary but within 2,500 feet of the MIO District, other than within a Downtown zone, that exceeds the level approved in an adopted master plan; or
4. A change to the single-occupancy vehicle goal of an approved transportation management program that increases the percentage of people traveling by single-occupancy vehicle; or
5. A use that requires Council Conditional Use approval, including but not limited to a helistop or a major communication utility, that was not described in an adopted master plan; or
6. The update of an entire development program component of a master plan that was adopted under Code provisions prior to the 1996 Major Institutions Ordinance where the institution proposes an increase to the total amount of gross floor area allowed or the total number of parking spaces allowed under the institution's existing development program component within the MIO District. Changes to a development program relating to an action described in subsection 23.69.035.D.4 shall not be considered a development program update of this kind

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The Role of the IAC MIMP Amendments

23.69.035 - Changes to master plan

C. Amendments. The Advisory Committee shall be given the opportunity to review a proposed minor or major amendment and submit comments on whether it should be considered minor or major, and what conditions, if any, should be imposed if it is minor. The Director shall determine whether the amendment is minor or major according to subsections 23.69.035.D and 23.69.035.E. The Director's decision that a proposed amendment is minor or major shall be made in the form of an interpretation subject to the procedures of [Chapter 23.88](#), Rules; Interpretation. If the Director and the Major Institution agree that a major amendment is required based on subsection 23.69.035.E, the interpretation process may be waived, and the amendment and environmental review process shall be subject to the provisions of subsection 23.69.035.G. After the Director makes a decision on whether an amendment is minor or major, the Advisory Committee shall be notified



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The Role of the IAC

IAC Comment on MUP

SMC 23.69.034.H

The Implementation Advisory Committee and organizations directly affected by the actions of the institution, will be notified of Master Use Permit (MUP) applications for Major Institution uses within the Major Institution Overlay (MIO) District and for Major Institution structures outside of but within 2,500 feet of the MIO District boundaries, and shall have an opportunity to review and comment on the applications if there is a discretionary decision and formal comment period as part of the MUP.



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The Role of the IAC Design Guidelines

Seattle Compiled Major Institution Master Plan, March 2013

Pages 136-138: GENERAL DESIGN GUIDELINES FOR CAMPUS DEVELOPMENT

City Council Condition #1.C.40

“Any proposal for a new structure greater than 4,000 square feet or addition greater than 4,000 square feet to an existing structure shall be subject to formal review and comment by the Standing Advisory Committee (SAC). The SAC will use the Design Guidelines for evaluation of all planned and potential projects outlined in the Master Plan.”